



The Twitchell, Baldock, Hertfordshire. SG7 6DW





## 2 Bedroom Ground Floor Flat

**£235,000**

Offered to the market on a chain free basis is this larger than average two double bedroom ground floor property. Based in the heart of the historic market town of Baldock with easy access to all the local shops, bars and restaurants. The property boasts two double bedrooms, a large 22ft lounge, modern kitchen and bathroom. The property is offered to the market on a chain free basis.

- Two bedrooms
- Ground floor
- Two double bedrooms
- Modern kitchen
- Modern bathroom
- Town centre location
- Chain free
- Council tax band B
- EPC rating C



## Ground Floor:

### Entrance:

Via double glazed front door, leading to porch.

### Lounge:

Abt. 22' 5" x 10' 5" (6.83m x 3.17m) Double glazed window and door to front aspect. Laminate flooring. Two radiators. Doors to:

### Kitchen:

Abt. 8' 7" x 8' 4" (2.62m x 2.54m) Range of fitted wall and base units. Stainless steel sink and drainer. Oven and hob. Plumbing for automatic washing machine. Double glazed window to rear aspect. Tiled floor.

### Hall:

Laminate flooring. Doors to both bedrooms and bathroom.

### Bedroom One:

Abt. 13' 9" x 8' 4" (4.19m x 2.54m) Double glazed window to front aspect. Radiator. Laminate flooring.



## Bedroom Two:

Abt. 13' 9" x 9' 2" (4.19m x 2.79m) Double glazed window to front aspect. Radiator. Laminate flooring.

### Bathroom:

Abt. 8' 7" x 8' 4" (2.62m x 2.54m) Double glazed window to rear aspect. Suite comprising low level WC, pedestal wash hand basin, bidet and shower cubicle. Tiled flooring. Heated towel rail.

### Outside:

### Garage:

Garage with up and over door.

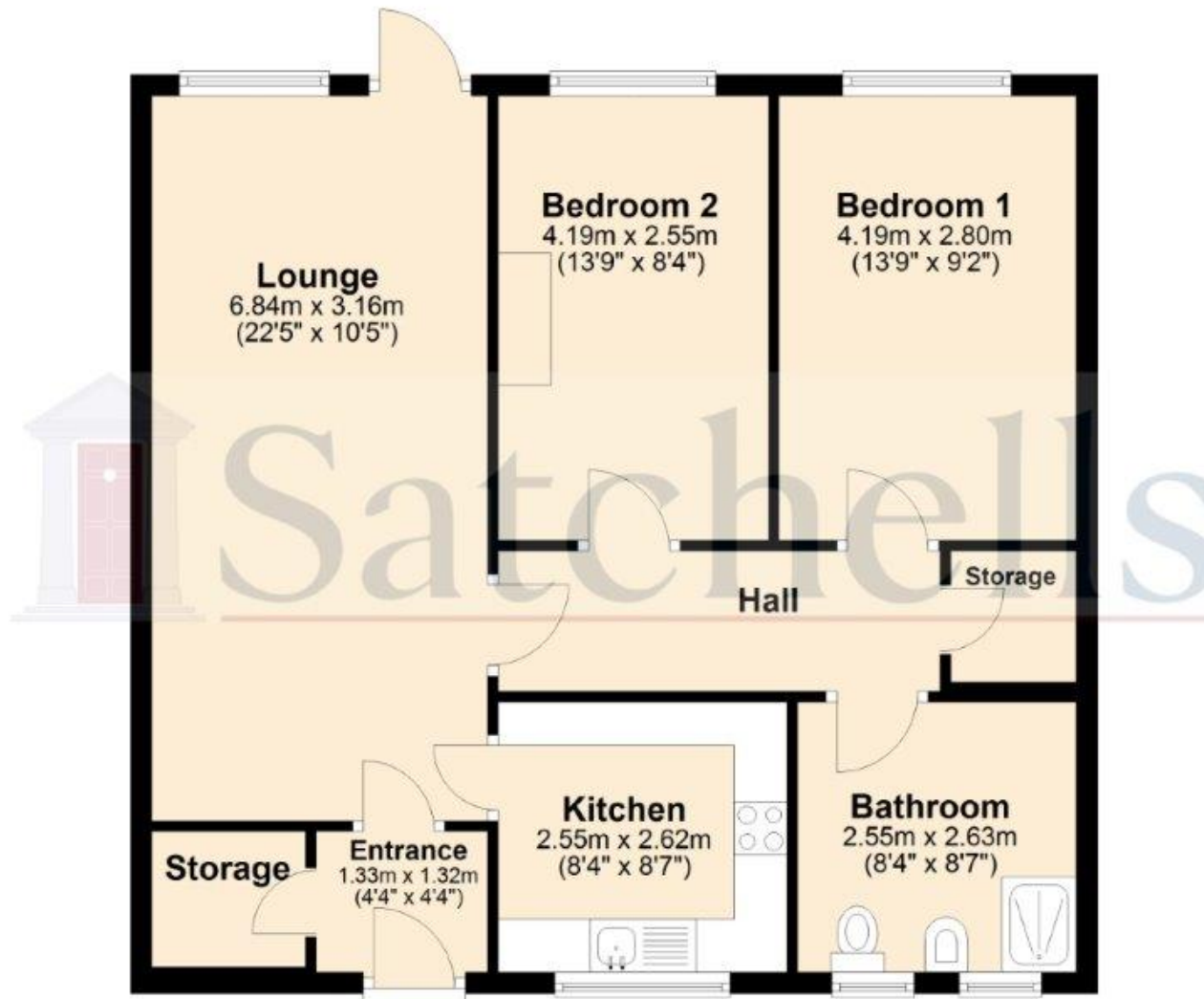
## Additional Information:

### Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.

These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.